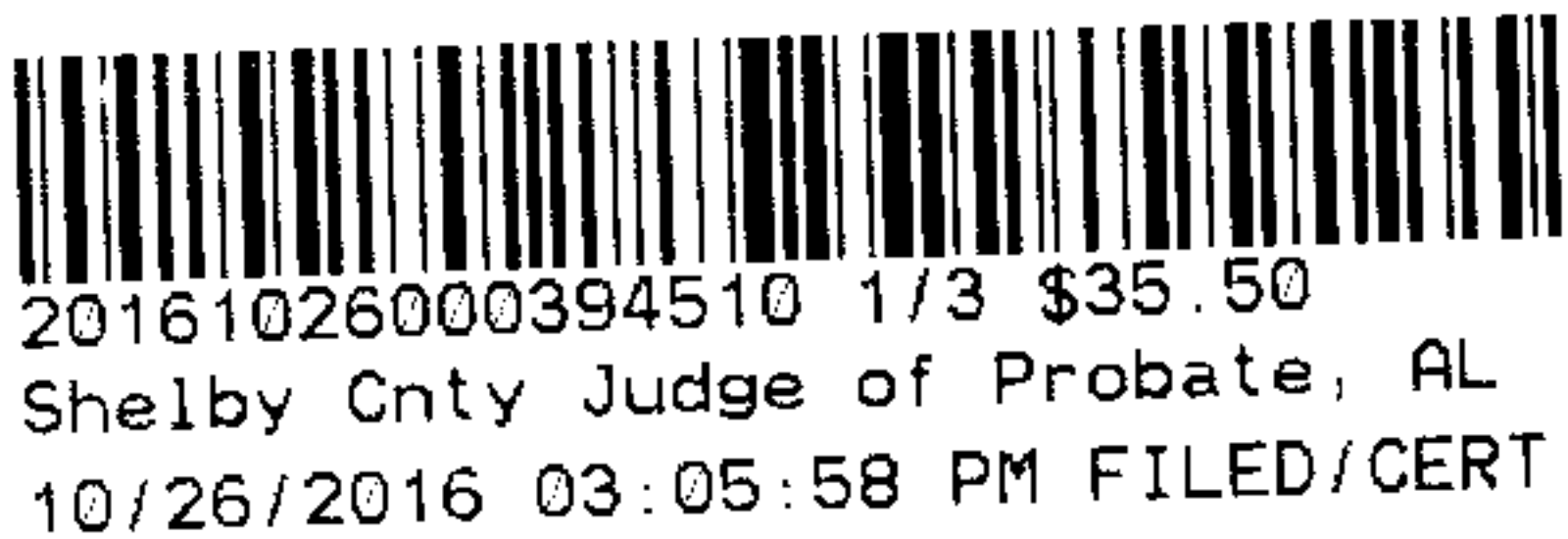


This Instrument was Prepared by:

Send Tax Notice To: Kent B. Carden
Shannon Carden

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: mv-16-23189



1583 Co Rd 410
Clanton, AL 35045

**CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH
REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Fifty Eight Thousand Five Hundred Dollars and No Cents (\$58,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **WESTERN REI, LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Kent B. Carden and Shannon Carden**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

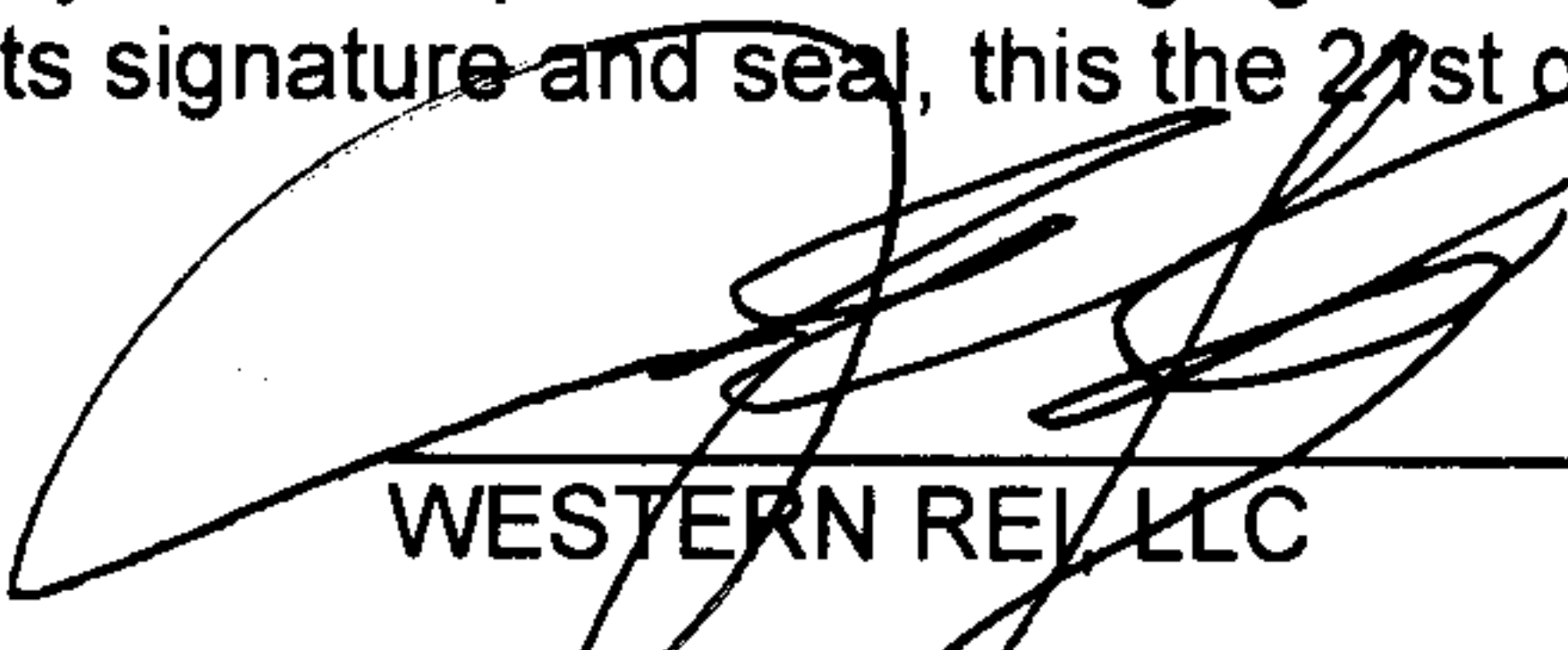
SEE EXHIBIT "A" ATTACHED HERETO

\$44,250.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.
RESTRICTION - No mobile homes are allowed

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion..

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by Jason Spinks as Managing Member, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of October, 2016.


WESTERN REI, LLC
By: Jason Spinks, As Managing Member

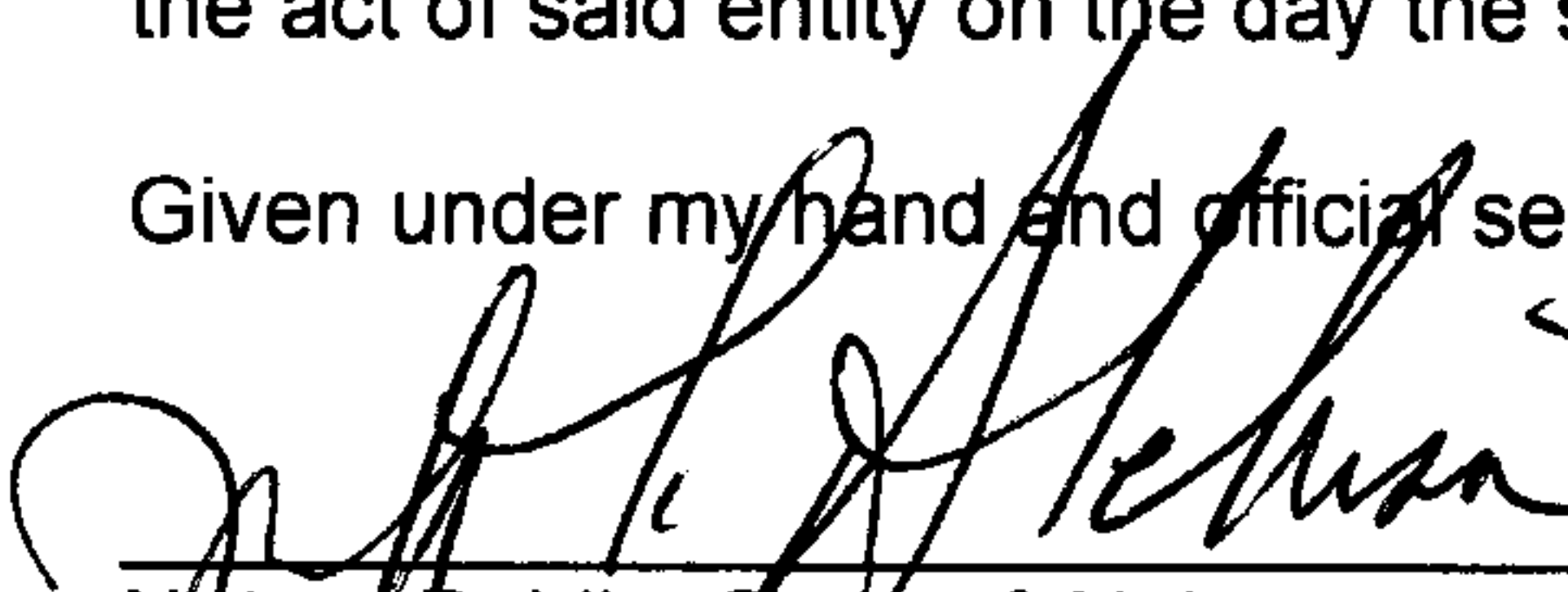
Shelby County, AL 10/26/2016
State of Alabama
Deed Tax: \$14.50

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Jason Spinks as Managing Member of WESTERN REI, LLC is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 21st day of October, 2016.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020

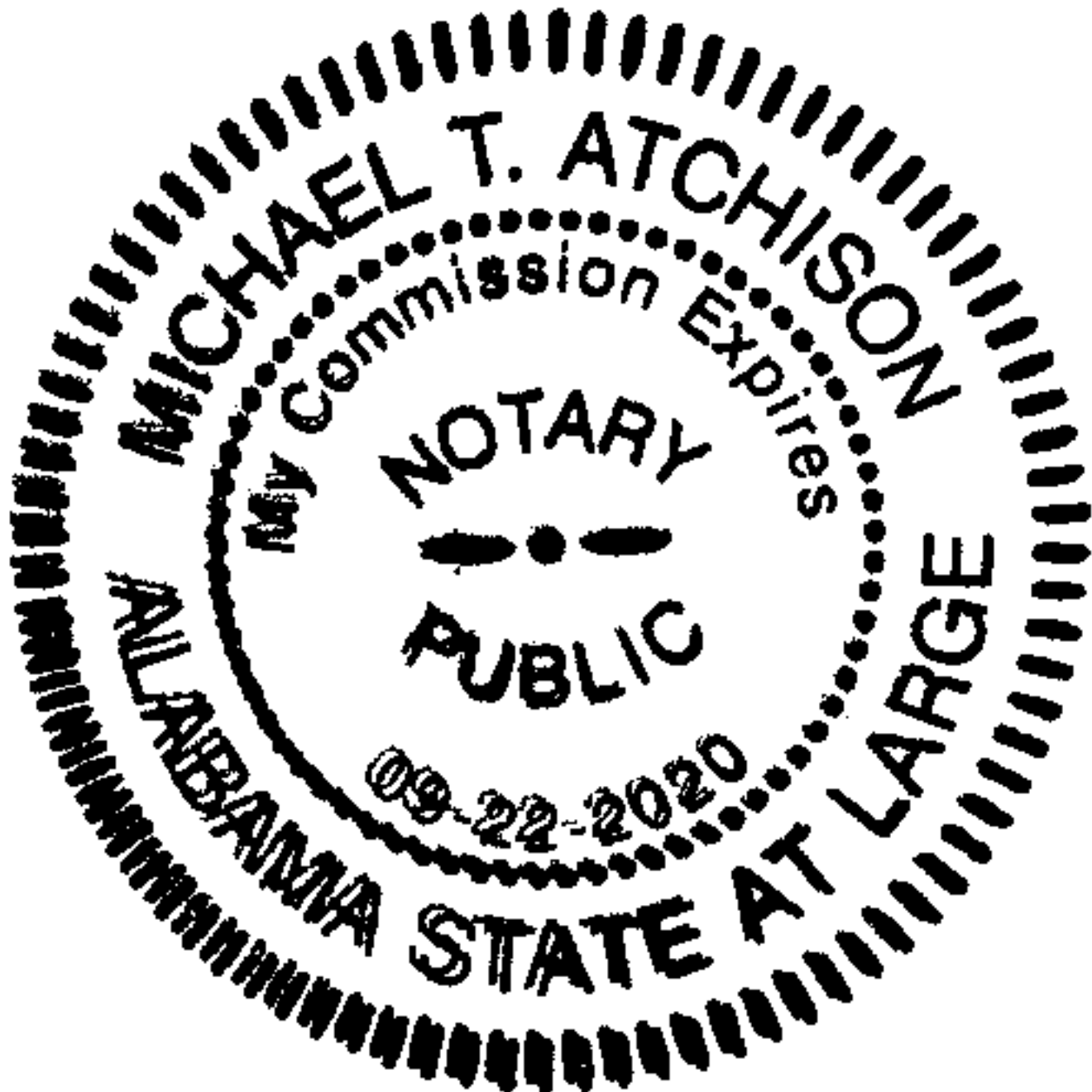
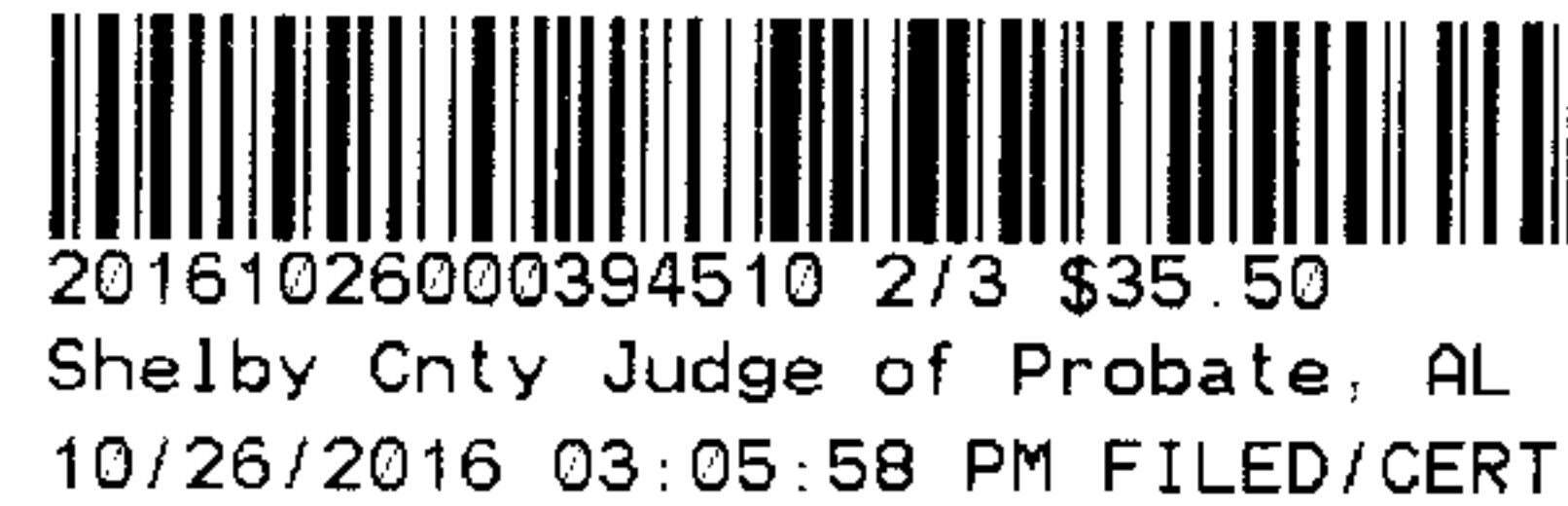


EXHIBIT "A"

A Parcel of land to be known as Lot 1 of Hickory Acres, which is in the process of being reviewed by Shelby County Development Services, and being more particularly described as follows:

Commence at the SE Corner of the SW 1/4 of the NW 1/4 of Section 7, Township 22 South, Range 2 East, Shelby County, Alabama; thence N00°00'31"W, a distance of 816.46' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 1350.00' to the Southerly R.O.W. line of North River Drive, 60' R.O.W.; thence S80°46'47"W and along said R.O.W. line, a distance of 102.08' to a curve to the right, having a radius of 272.74, a central angle of 34°57'21", and subtended by a chord which bears N81°43'59"W, and a chord distance of 163.83'; thence along the arc of said curve and said R.O.W. line, a distance of 166.40'; thence S13°06'09"W and leaving said R.O.W. line, a distance of 1393.57'; thence N89°59'29"E, a distance of 579.00' to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett.



Also:

15' non exclusive, Ingress/Egress Easement, lying 7.5' either side of and parallel to the following described centerline:

Commence at a rebar on the Easterly R.O.W. line of Bentley Circle, being NW Corner of Lot 2 of Shelby Shores, 1977 Addition, as recorded in Map Book 7, Page 87, in the Office of the Judge of Probate of Shelby County, Alabama; thence along a chord of S28°23'50"E along said R.O.W line a distance of 51.38' to the POINT OF BEGINNING OF SAID CENTERLINE; thence

N57°49'01"E and leaving said R.O.W. line, a distance of 53.97'; thence N52°43'08"E, a distance of 167.66'; thence N68°20'49"E, a distance of 12.51' to the waters edge of Lay Lake and the POINT OF ENDING OF SAID CENTERLINE.

Easement shall be for the use of Concrete ramp at the NE end of said easement. Said easement shall not be used for parking.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name WESTERN REI, LLC
P.O. Box 3610
Mailing Address Harvey town AL 35027

Grantee's Name Kent B. Carden
Shannon Carden
Mailing Address 1583 Co Rd 410
Clanton AL 35045

Property Address North River Road
Shelby, AL 35143


Date of Sale October 21, 2016
Total Purchase Price \$58,500.00

or
Actual Value _____
or
Assessor's Market Value _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

 Bill of Sale
xx Sales Contract
 Closing Statement

 Appraisal
 Other


20161026000394510 3/3 \$35.50
Shelby Cnty Judge of Probate, AL
10/26/2016 03:05:58 PM FILED/CERT

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date October 17, 2016

 Unattested

(verified by)

Print WESTERN REI, LLC

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one